



ASCOL DRIVE | PLUMLEY | KNUTSFORD | WA16 0UD | OIRO £600,000



COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS

# Holford House

## Plumley, Knutsford

*Built in the 1900's Holford House is a stunning family home situated at the head of a cul - de - sac. The property sits in an acre of beautiful mature grounds accessed via a sweeping gravelled driveway lined with rhododendron bushes and well-established trees and hedges. There is also a large lawned garden to the side and rear with large paved patio area. There is also a large brick detached garage, brick outhouse and coal store.*





Internally Holford House offer superb accommodation over three floors with three reception rooms, dining kitchen, utility room and downstairs wc to the ground floor. To the first floor there is a large Master bedroom, complete with dressing room and ensuite bathroom, two further double bedrooms, family bathroom and separate wc. To the second floor there are two further good size bedrooms with vaulted ceiling and beams (with good head height).

The property is in need of some modernisation but retains many of its original features including cornicing, picture rails, high pitched skirting boards, cast iron fireplaces and stunning stained glass leaded inset to the front door and surround.

An internal viewing is highly recommended to appreciate this property's full potential.

#### ENTRANCE HALLWAY

Front door with decorative stained glass leaded inset and windows above and to the side. Ceiling cornice, picture rail and single radiator. Staircase with spindled balustrade leading to the first floor accommodation.

#### LOUNGE

17' 0" x 14' 7" (5.18m x 4.44m) Single glazed windows to the front and side elevations. Feature fireplace with decorative wooden surround and marble tiled inset and hearth, high pitched skirting boards and two double radiators.

#### DINING ROOM

Single glazed bay window to the front elevation, wooden floor, ceiling cornice, picture rail, double radiator and single radiator

and high pitched skirting boards.

#### FAMILY ROOM

15' 8" x 14' 1" (4.78m x 4.29m) Single glazed window to the rear elevation and two further single glazed windows to the side elevation. Feature fire place with wooden fire surround with decorative cast iron fire place with tiled inset and stone hearth. Ceiling cornice, picture rail and high pitched skirting boards.

#### DINING AREA

14' 6" x 10' 0" (4.42m x 3.05m) Single glazed windows to the rear and side elevations. Fitted base and eye level units with rolled edger work surface over and tiled flooring. Two double radiators. Archway leading through to:

#### KITCHEN

17' 4" x 10' 0" (5.28m x 3.05m) Single glazed and double glazed windows to the side elevation. Fitted with an extensive range of base and eye level units with rolled edge work surface over. 1 1/2 sink drainer unit with mixer taps over. Space and plumbing for cooker, fridge freezer and dishwasher. Tiled flooring.

#### UTILITY ROOM

9' 5" x 5' 4" (2.87m x 1.63m) Single glazed window to side elevation. Base and eye level units with wok surface over and single sink drainer. Floor standing boiler, tiled flooring and side access door.

#### WC

Single glazed window to the side elevation. Low level WC, part tiled walls and tiled floor.



## FIRST FLOOR

### LANDING

Single glazed window to the front elevation. Picture rail, airing cupboard, double radiator and staircase with spindled balustrade leading to the second floor accommodation.

### MASTER BEDROOM

17' 0" x 13' 5" (5.18m x 4.09m) Single glazed windows to the front and side elevations. Large fitted wardrobes and matching dressing table with drawers. Ceiling cornice, double radiator and single radiator.

### DRESSING ROOM

9' 8" x 7' 1" (2.95m x 2.16m) Single glazed window to the rear elevation. Feature cast iron fireplace with wooden surround and double radiator.

### ENSUITE

Single glazed window to the rear elevation. Fitted with a five piece suite comprising. Built in shower cubicle, bath with shower attachment, pedestal wash hand basin, low level WC and bidet. Part tiled walls and chrome spotlights.

### BEDROOM TWO

12' 11" x 11' 11" (3.94m x 3.63m) Double doors leading to Juliette balcony. Picture rail, feature cast iron fireplace with wooden surround. Single radiator.

### BEDROOM THREE

14' 2" x 8' 5" (4.32m x 2.57m) Single glazed window to the rear elevation. Cast iron fireplace with wooden fire surround and tiled inset. Double radiator.

### FAMILY BATHROOM

Single glazed window to the rear elevation. Corner bath. Wooden vanity unit with ceramic wash hand basin with mixer taps over. Part tiled walls.

### WC

Single glazed window to the rear elevation. Low level WC.

## SECOND FLOOR

### LANDING

Eaves storage and sky light.

### BEDROOM FOUR

14' 7" x 12' 1" (4.44m x 3.68m) Two single glazed windows to the side elevation. Vaulted ceiling with exposed beams. Single radiator, eaves storage.

### BEDROOM FIVE

13' 2" x 11' 11" (4.01m x 3.63m) Two single glazed windows to the side elevation. Vaulted ceiling with exposed beams. Eaves storage.







#### OUTSIDE

The property sits in an acre of beautiful mature grounds accessed via a sweeping gravelled driveway lined with rhododendron bushes and well-established trees and hedges. There is also a large lawned garden to the side and rear with large paved patio area. There is also a large brick detached garage, brick outhouse, coal store and wood store.

#### LOCATION

Ascol Drive is a most attractive road which houses a number of period properties in a truly unique rural setting which offers superb road access for the commuter via the A556. Plumley has a railway station serving the Manchester/Chester line. Knutsford town centre is only a short drive away and offers a range of well renowned restaurants, schools and facilities for the whole family. A particular attraction is Tatton Park which offers a year round programme of events. For a more comprehensive range of day to day shops, Northwich town centre is only a short distance away. Northwich also has a number of schools to cater for all educational requirements. The property is in the education catchment of Lower Peover Primary School, which is Ofsted rated Outstanding. Golfing can be found close by at both Mere and Knutsford. The M6 and M56 motorways are both 5-10 minutes' drive away.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the agents Fine and Country Knutsford Office. E-mail: [knutsford@fineandcountry.com](mailto:knutsford@fineandcountry.com)  
Telephone: 01565 621 624

#### SALES PARTICULARS & PLANS

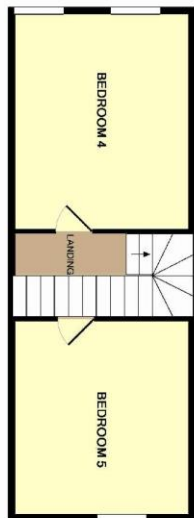
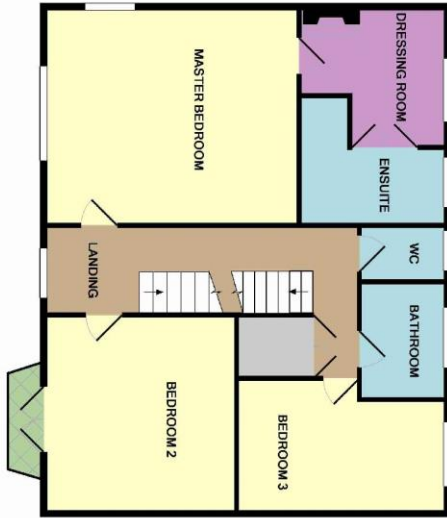
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#### MARKET APPRAISAL

Thinking of Selling? Fine and Country have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.

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TOTAL APPROX. FLOOR AREA 2537 SQ.FT. (235.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and should not be used for construction or measurement purposes. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or operation. Plans shown are for information only and should not be used for any other purpose. Model with Metropack C22018

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